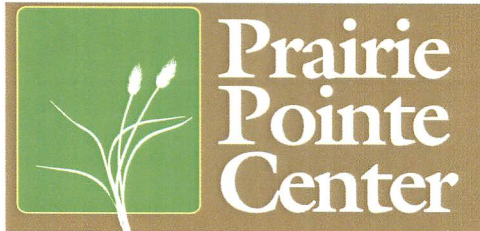


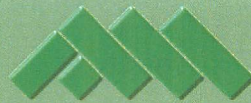
SURPLUS FOR LEASE

RETAIL / OFFICE SPACE

MALOOF COMMERCIAL



9016 N. Allen Road, Peoria, IL



MALOOF COMMERCIAL
REAL ESTATE COMPANY

411 HAMILTON BOULEVARD, SUITE 2000 • Peoria, Illinois 61602
(309) 676-6000

STRATEGIC SERVICES AND SOLUTIONS FOR COMMERCIAL REAL ESTATE

EXPERIENCE



INTEGRITY



SERVICE

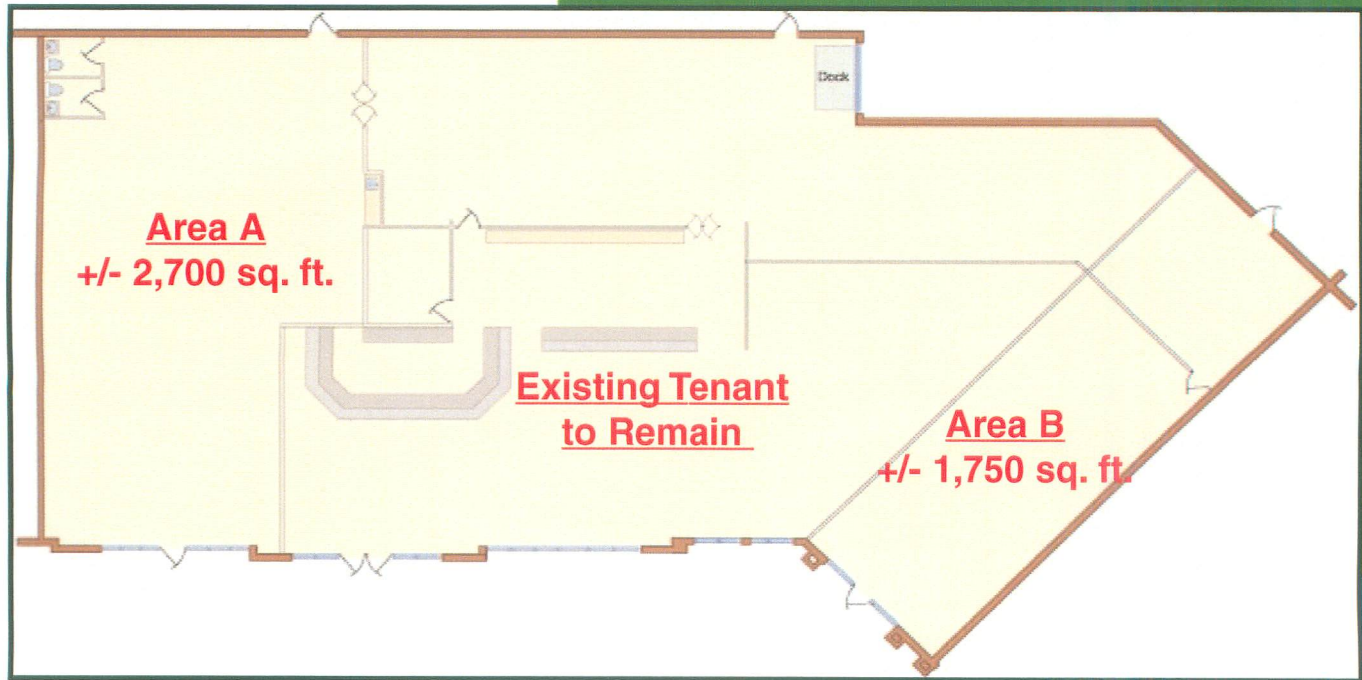


INNOVATION



RESULTS

PRAIRIE POINTE CENTER



SITE ATTRIBUTES

- ~ Peoria's lifestyle center containing 33,241 square feet
- ~ 2 prime retail spaces available
 - Area A: +/- 2,700 sq. ft.
 - Area B: +/- 1,750 sq. ft.
- ~ Lighted intersection
- ~ Located in Growth Cell 2
- ~ Close proximity to IL Rt. 6 & I-474
- ~ Across from new Super Wal-Mart, Bob Evans, Arby's, Menards, McDonalds, Shell and Aldi Foods
- ~ **Lease Rate:**
 - \$16.00 psf NNN (Area A: +/- 2,700 sq. ft.)**
 - \$15.00 psf NNN (Area B: +/- 1,750 sq. ft.)**

AVERAGE DAILY TRAFFIC COUNTS

IL. Rt. 6	24,700
Allen Road:	
North of Townline	20,600
South of Townline	19,400
Townline Road	8,000

2009 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	490	32,007	66,451
Median Age:	40.4	40.7	41.6
Avg. HH Inc.:	\$90,339	\$82,691	\$76,320

**** Note:** Please do not disturb existing Tenant



For further information, contact Dan Maloof

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